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**TO
LET**



INDUSTRIAL/WAREHOUSE PREMISES WITH YARD

1,139 m² (12,258 ft²)

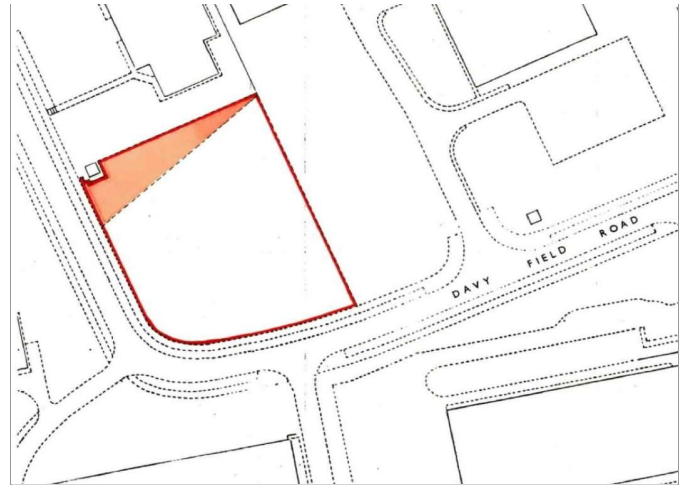
**Davyfield Road
Roman Road Industrial
Estate
Blackburn
BB1 2LU**

- Fully secured site with hardstanding and access from two points off Davyfield Road
- Industrial location with excellent motorway access
- Three bays with varying eaves heights

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Location

The premises are well located, fronting Davyfield Road within the established Roman Road Industrial Estate in the south of Blackburn. This area is a long-standing industrial and commercial hub, benefiting from excellent connectivity.

The M65 motorway is situated within 2 miles of the property, providing efficient transport links both eastward to Burnley and Nelson and westward to Preston, where it connects to the wider motorway network, including the M6, M61, and M66.

The surrounding area is home to a range of occupiers, including Heritage Envelopes, The Navigator Company, and Store First Self Storage.

Description

The property is of steel portal frame construction with brick infill, surmounted by profile insulated metal cladding beneath a profile insulated roof with translucent panels. The unit comprises three separate bays of varying eaves heights, with internal access between them. Roller shutters are provided on both the front and rear elevations, and the units benefit from concrete floor, three-phase electricity, and LED lighting throughout. Gas space heaters are provided to two of the bays. The central bay benefits from a vehicle service pit, approximately 1.4m deep.

To the rear, there are offices offering a mix of reception, cellular, and open-plan office spaces, as well as amenities. Externally, the property provides a generously sized concrete yard that wraps around the unit, providing circulation within the site. The yard is secured by palisade fencing with gated access at two points off Davyfield Road.

Accommodation

The building extends to an approximate gross internal floor area of 1,139 m² (12,258 ft²).

The site extends to approximately 1.13 acres, with circa 0.46 acres comprising hardstanding.

Services

Mains electricity (3 phase), gas, water and drainage are available to the premises.

Rating Assessment

The premises have a Rateable Value of £40,500

Interested parties are advised to make their own enquiries with Blackburn with Darwen Council (www.blackburn.gov.uk).

Planning

We understand the premises benefit from a use generally within Class B2&B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are, however, recommended to make their own separate enquiries via the local planning authority, Blackburn with Darwen Council (www.blackburn.gov.uk).

Tenure

The premises are offered by way of a new Full Repairing and Insuring (FRI) lease for a term of years to be agreed.

Asking Rental

£90,000 per annum, exclusive.

Photographs and Plan

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Energy Performance Certificate

Black Transmissions Ltd Davy Field Road Blackburn BB1 2LJ	Energy rating E	Valid until: 18 February 2035 Certificate number: 4468 4506 1545 5487 3868
Property type Total floor area	General Industrial and Special Industrial Groups 1,132 square metres	
Rules on letting this property Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score This property's energy rating is E. under 1 A+ 11-15 A 21-25 B 31-35 C 41-45 D 51-55 E 61-65 F 71-75 G 101-105 110-115 115-120 120-125 125-130 130-135 135-140 140-145 145-150 150-155 155-160 160-165 165-170 170-175 175-180 180-185 185-190 190-195 195-200 200-205 205-210 210-215 215-220 220-225 225-230 230-235 235-240 240-245 245-250 250-255 255-260 260-265 265-270 270-275 275-280 280-285 285-290 290-295 295-300 300-305 305-310 310-315 315-320 320-325 325-330 330-335 335-340 340-345 345-350 350-355 355-360 360-365 365-370 370-375 375-380 380-385 385-390 390-395 395-400 400-405 405-410 410-415 415-420 420-425 425-430 430-435 435-440 440-445 445-450 450-455 455-460 460-465 465-470 470-475 475-480 480-485 485-490 490-495 495-500 500-505 505-510 510-515 515-520 520-525 525-530 530-535 535-540 540-545 545-550 550-555 555-560 560-565 565-570 570-575 575-580 580-585 585-590 590-595 595-600 600-605 605-610 610-615 615-620 620-625 625-630 630-635 635-640 640-645 645-650 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VAT

All figures are quoted exclusive of, but may be liable to, VAT at the standard rate.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful Tenant. Our client reserves the right not to accept the highest or any rental offer received.

Enquiries

Via the sole agents:

Eckersley

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Contact: Harry Holden

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